

March 25, 2008

California Department of
Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053



HOUSING POLICY
DEVELOPMENT, HCD

MAR 28 2008

Re: 2007 Annual Housing Element Progress Report

To whom it may concern:

Pursuant to Government Code Section 65400, the City of Yucaipa is hereby submitting its Annual Housing Element Progress Report. This report was reviewed and accepted by the Yucaipa City Council at a regular meeting on March 24, 2008.

If you have any questions, you can contact me at (909) 797-2489 x231.

Sincerely,

CITY OF YUCAIPA

JOHN McMAINS, Director
Community Development Department

Enclosure: as noted

HOUSING POLICY
DEVELOPMENT, HCD

MAR 28 2008

City of Yucaipa
General Plan
Annual Progress Report
01/01/07 to 12/31/07

Prepared by:

City of Yucaipa
Community Development Department
34272 Yucaipa Boulevard
Yucaipa, CA 92339
909.797.2489 Ext. 224

Contact: John McMains, Director
Community Development Department
Phone: 909.797.2489 Ext. 224
Fax: 909.790.9203
jmcmains@yucaipa.org

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Purpose of the Annual Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies, the Governors' Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussions item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period – either calendar year or fiscal year.

More Specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APRs should provide enough information to identify necessary “course adjustments” or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction's comprehensive General Plan update using information provided in the APR.¹

Background on the Existing City of Yucaipa General Plan

In 1980, the County Development Code revised the County's previous zoning ordinance and created the Community Plan System of land use districts (zoning). County-wide, fifteen community or specific plans were adopted through 1988, including the Yucaipa Community Plan of 1980.

As new State General Plan requirements were added, some San Bernardino County elements were significantly amended, including the Housing Element in 1981 and 1986. The land use were also amended as new development proposals were considered, including many in Yucaipa.

In 1989, the San Bernardino County Board of Supervisors adopted the Consolidated General Plan and Implementation System, replacing the 1966 County General Plan, approximately 40 separate “Community General Plans”, and several individual plan elements prepared through the years. At that time, Yucaipa was unincorporated and subject to the County General Plan in all its aspects.

The new systems incorporated into the County's 1989 General Plan were included in this General Plan to standardize and replace the old zoning system as well as the community

¹ Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

plan districts and overlays. Improvements to the planning review system were coordinated with revisions to the Development Code as adopted by the City.

In order to address the City's needs with specificity during the first years of cityhood, the City Council ordered the preparation of an interim General Plan. This plan represented all that City officials and the public agreed constituted the direction Yucaipa should move in as it grows into the nineties and its first full decade.

The entire adopted interim General Plan, including all the technical background information and adjunct documents, have been reviewed and incorporated as appropriate into the City's General Plan.

The Yucaipa General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process began with the identification of goals, policies and actions that were used as the basis for developing a series of alternate land use plans for Yucaipa. Following extensive review and refinement of the alternatives, a plan was proposed which best met the goals of the City.

In 2003, a comprehensive review of each General Plan element was conducted by the City Council in order to incorporate current data wherever appropriate, and to implement policy refinements to facilitate the continued implementation of the adopted goals, policies and action items. Changes to existing policies and standards were kept to a minimum in order to ensure that the Plan would remain consistent with the original goals, as they represent the Plan's foundation. Unless otherwise stated, the information that has been incorporated into the General Plan Update is current as of January 1, 2004, and it represents the best available data relevant to current conditions.²

Date of Presentation/Acceptance by the Local Legislative Body

The 2007 General Plan Annual Progress Report was presented to the City Council at a regularly scheduled City Council meeting on March 24, 2008. The APR was reviewed and accepted by the City Council at this meeting.

Date of Last Update to the General Plan

The Yucaipa General Plan underwent its ten (10) year comprehensive review and update beginning in 2002. The updated General Plan and the updated Official Land Use Plan for the City of Yucaipa were formally approved on September 13, 2004, with the adoption of Resolution No. 2004-45, and on September 27, 2004, with the adoption of Ordinance No. 232. Currently, the City is engaged in the 4th cycle update of the Housing Element that would be reported on in the 2008 APR.

² City of Yucaipa, Yucaipa General Plan September 2004 Update

Measures Associated With Implementation of the General Plan

Planning Activities Initiated

Council reviewed several additional chapters of the Draft Freeway Corridor Specific Plan. The Specific Plan is a land use planning, development policy, and regulatory document intended to implement the General Plan within the 1,234-acre project area.

The Mobile Home Rent Stabilization Ordinance was updated to reflect recent changes in administrative conditions and legal requirements.

Development plans for the Yucaipa Transit Center were approved.

The City acquired property for the right-of-way to accommodate the construction of the Live Oak Canyon Road and Oak Glen Road interchange expansion project.

A contract was approved for the construction of intersection and signal improvements at Wildwood Canyon Road and 5th Street, and at Yucaipa Boulevard and 4th Street.

A contract was approved for the construction of the Civic Center Park and the rehabilitation of the Center Park.

Council conducted a Study Session to review and amend existing policies and standards related to the implementation of the Hillside/Ridgeline Preservation regulations.

Council adopted the US Conference of Mayors' Climate Protection Agreement.

A contract was awarded for the preparation of a comprehensive update to the Housing Element of the General Plan.

A contract was awarded to construct a traffic interconnect system on Oak Glen Road.

A contract was awarded to construct Fire Station No. 3.

Council conducted a study session to review and evaluate strategies for updating the City's Housing Action Plan.

General Plan Amendments

The Chapman Heights Planned Development was revised to include a Preliminary Development Plan for an additional 120 acres.

A Preliminary Development Plan was approved for the 60-acre Oak Hills Market Place Planned Development.

(CCR Title 25 §6202)

City of Yucaipa
01/01/2007-12/31/2007

Table A

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Yucaipa
Reporting Period 01/01/2007-12/31/2007

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	102					102

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction
Reporting Period

City of Yucaipa
01/01/2007-12/31/2007

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			1998	1999	2000	2001	2002	2003	2004	2005	2006	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	489										0	489
	Non-deed Restricted											0	
Low	Deed Restricted	325					45					45	280
	Non-deed Restricted											0	
Moderate	Deed Restricted	375										0	287
	Non-deed Restricted					14				74		88	
Above Moderate		620	201	243	154	268	604	534	459	584	227	3,274	(2,654)
Total RHNA by COG. Enter allocation number		1,809	201	243	154	282	649	534	459	658	227	3,407	(1,598)
Total Units													
Remaining Need for RHNA Period													

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction
City of Yucaipa
Reporting Period 01/01/2007-12/31/2007

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Mobile Home Rent Stabilization Ordinance	Monitor Effects of ordinance and modify as necessary	Ongoing	Amendments adopted to reflect changes in law
Mobile Home Rent Subsidy Program	Provide rent subsidies to 50 tenants each year	Ongoing	Program provides 50 subsidies each year
Mobile Home Park Overlay District	Protect mobile parks from changes in use	Ongoing	Program implemented - Overlay District remains in place
Non-Profit Acquisition of Mobile Home Parks	Acquisition assistance to non-profit organizations	Ongoing	RDA facilitated acquisition of 2 additional mobile home parks
RDA Housing Rehabilitation Program	Rehabilitation assistance to 2-3 households per year	Ongoing	Program established, but no applications were received
Home Improvement Loan Program-Single -Family	Make low interest loans for housing rehabilitation	Ongoing	Promoted with Flyers at City Hall
Rental Acquisition and Rehabilitation Loan Program	Make low interest loans for multi-family housing	Ongoing	Promoted with Flyers at City Hall
Property Rehabilitation for Re-sale	Make low interest loans for property rehabilitation	Ongoing	Promoted with Flyers at City Hall
Senior Home Repair Program	Make low interest loans to seniors for home repairs	Ongoing	Promoted with Flyers at City Hall
Section 8 Rental Assistance Program	Provide housing vouchers for low-income households	Ongoing	Vouchers provided to 72 very-low income households
Occupancy Inspection Program	Provide inspection services to potential buyers	Ongoing	+/- 2 inspection per month are performed
Fresh Rate Program	Provide down payment assistance to low-income households	Ongoing	Promoted with Flyers at City Hall

Homeownership Assistance Program	Provide low interest loans to low-income purchasers	Ongoing	Promoted with Flyers at City Hall
First-time Homebuyer Program	Provide low interest loans to first-time homebuyers	Ongoing	Promoted with Flyers at City Hall
Uptown Business District Specific Plan	Facilitate development of 50 new units	Ongoing	Plan is in effect, but no applications have been received
Housing Incentives Program	Offer incentives to facilitate lower-income housing	Ongoing	Program is implemented and incentives are available
Density Bonus for Senior Housing (100%)	To increase affordability of senior housing	Ongoing	Program has produced 45 low income senior units
Flexible Development Standards	Provide flexibility to city standards to encourage more affordable units	Ongoing	20+ variances granted to accommodate special conditions
Fair Housing Program	Provide public with information on fair housing practices and services	Ongoing	Information